



Spectacular family residence in the heart of Wilmslow

12 Broadway, Wilmslow, Cheshire, SK9 1NB

Freehold



5 bedrooms • 3 bathrooms • 3 reception rooms • 3684 sq feet • 41'7 living/dining/kitchen • Single garage • Electronic gates • Landscaped gardens

Local information

Situated in a prime central location, the property enjoys favoured positioning on this highly desirable road and is conveniently situated 0.2 miles from the town centre amenities including supermarkets, restaurants, specialist shops and private sporting clubs.

The area offers an excellent choice of schooling, with highly regarded local state schools and a wider choice of private schools. Ofsted rated Good St Anne's Fulshaw C of E Primary School is 0.9 miles away, Wilmslow Preparatory School is 0.7 miles away and Ofsted rated Good Wilmslow High School is 0.2 miles away.

The property is well placed for easy access to the M56 and M60 for commuters to North West commercial centres. Manchester Airport lies 4.9 miles away. Wilmslow Train station is 0.4 miles away and offers a 1hr 48min service to London Euston and a 22min minute service to Manchester Piccadilly.

About this property

Occupying one of the finest positions on Broadway, this outstanding contemporary detached residence extends to over 3,680 sq ft and is set across three floors, offering beautifully proportioned accommodation on a grand scale. Finished to a high specification throughout, the property has undergone an extensive period of remodelling and refurbishment over more recent years to create one of the most opulent examples in the area; an exceptional family home

perfectly designed for modern day living and entertaining.

Approached through electrically operated gates, the imposing rendered property has been meticulously designed to offer an impressive double gable fronted façade, hardwood windows with stone mullion surrounds and oak panelling to the front and garage doors. A covered porch and oversized oak door opens into a generous reception hallway with limestone tiling, a feature curved wall, ceiling cornicing which continues throughout much of the ground floor, oak doors and a bespoke oak staircase.

To the immediate left, double doors open into a spectacular L' shaped living/dining kitchen spanning a notable 41'7 in total with enviable views over the landscaped gardens beyond. The bespoke Hetherington Newman cream shaker style 'in frame' kitchen with black granite worktops enjoys a double aspect, a wonderful area for entertaining and a central island ideal for informal dining. The comprehensive range of integrated Miele appliances include double ovens, a microwave and a warming drawer, as well as a gas hob and extractor, full height fridge and freezer and a dishwasher. There is a door to a fully fitted utility room with vaulted glass ceiling and this also provides exterior rear access. Without doubt the open plan layout here is the hub of the home and the formal sitting area benefits from tremendous light levels from the feature roof lantern and





aluminium bi fold doors which span across the length of the room.

The ground floor features a further two reception rooms; a 19'11 drawing room with open gas fireplace, ceiling cornicing and delightful views from two sets of double doors, and a well-appointed office. A cloakroom with WC completes the ground floor accommodation.

The first floor has been intelligently configured to provide four generously proportioned bedrooms off a bright and spacious galleried landing and an attractive family bathroom with sunken bath, separate rain shower, contemporary sanitary ware and travertine tiling. Bedroom one is particularly spacious and offers fitted wardrobes, a dedicated walk in dressing area and beautifully appointed fully tiled en suite with a bath, separate walk in rain shower, double sinks, lighted mirrors and chrome towel rail.

To the second floor, a turning staircase offers a raised area which could be utilised as a reading nook or further storage. The stunning principal bedroom suite with dressing area, fitted wardrobes, picture windows over the rear gardens and skylights. The suite extends to 27'2 and this particularly versatile space could be reconfigured into two smaller bedrooms if required. A fully tiled shower room and walk in eaves storage completes this floor.

Externally, a stone driveway provides secure ample parking alongside a single garage and an attractive lawned front garden, with side access via a wooden gate.

To the rear, the owners have spared no expense in landscaping the West facing

gardens and the results are truly exceptional. A stone patio adjoins the length of the rear elevation and a further raised terrace provides ample space for outdoor entertaining. A low brick wall and steps frame the lawned area, enjoying a high degree of privacy and bordered by established hedging, mature trees and manicured borders. Of historical note, a small summer house at the back of the grounds remains from when the property was previously a rectory for St Bartholomew's Church.

Tenure

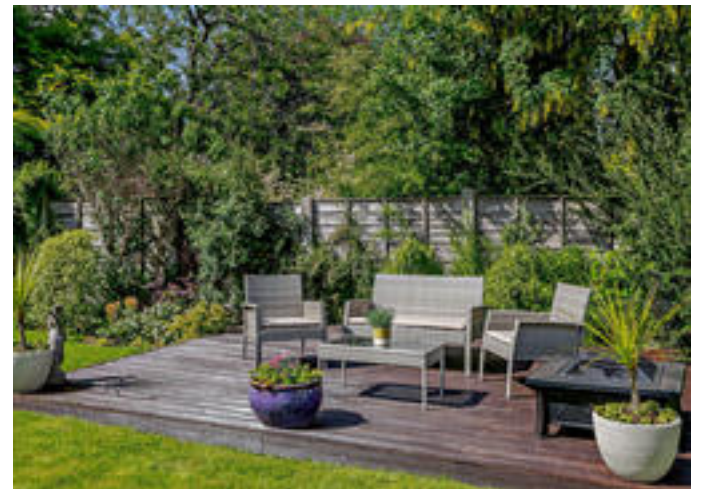
Freehold

Viewing

Strictly by appointment with Savills









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Gross internal area (approx) = 3,494 sq ft / 325 sq m

Outbuildings Garage & Store gross internal area = 190 sq ft / 18 sq m

Total = 3,684 sq ft / 342 sq m



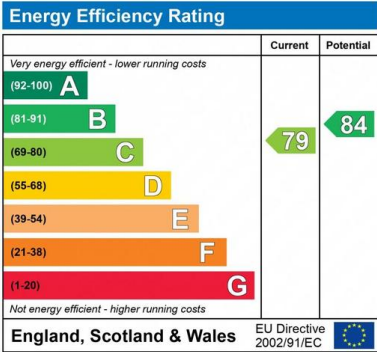
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